

June 2021



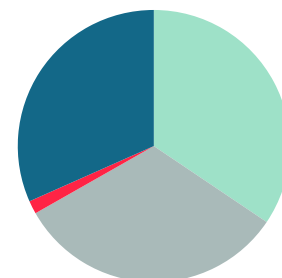
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	June 2021	+/-%
Closed Listings	145	198	36.55%
Pending Listings	171	186	8.77%
New Listings	179	233	30.17%
Median List Price	189,900	229,450	20.83%
Median Sale Price	194,770	238,700	22.55%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	3.00	-78.57%
End of Month Inventory	259	182	-29.73%
Months Supply of Inventory	2.25	1.18	-47.51%



■ Closed (34.43%)
■ Pending (32.35%)
■ Other OffMarket (1.57%)
■ Active (31.65%)

Absorption: Last 12 months, an Average of **154** Sales/Month
Active Inventory as of June 30, 2021 = **182**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **29.73%** to 182 existing homes available for sale. Over the last 12 months this area has had an average of 154 closed sales per month. This represents an unsold inventory index of **1.18** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **22.55%** in June 2021 to \$238,700 versus the previous year at \$194,770.

Median Days on Market Shortens

The median number of **3.00** days that homes spent on the market before selling decreased by 11.00 days or **78.57%** in June 2021 compared to last year's same month at **14.00** DOM.

Sales Success for June 2021 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 233 New Listings in June 2021, up **30.17%** from last year at 179. Furthermore, there were 198 Closed Listings this month versus last year at 145, a **36.55%** increase.

Closed versus Listed trends yielded a **85.0%** ratio, up from previous year's, June 2020, at **81.0%**, a **4.90%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2021



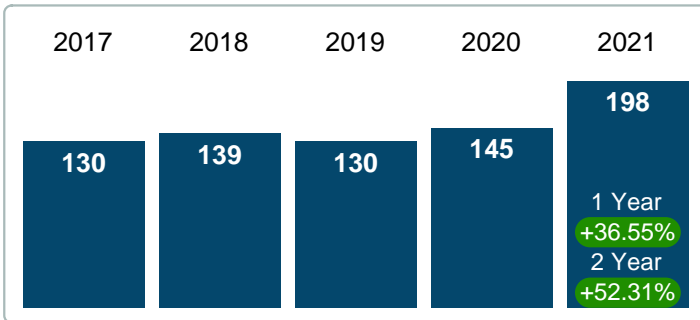
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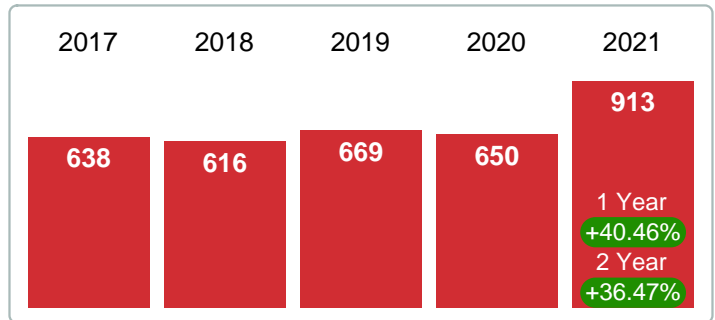
CLOSED LISTINGS

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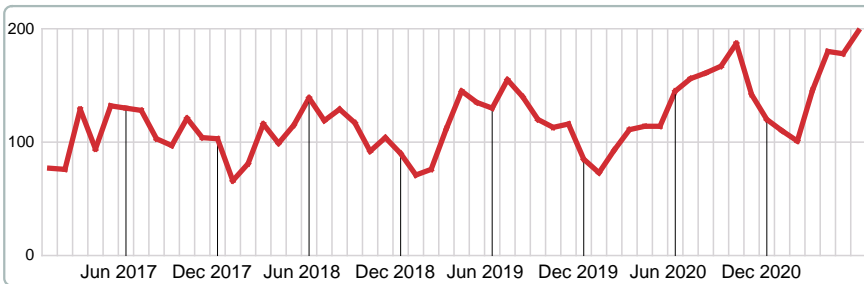
JUNE



YEAR TO DATE (YTD)

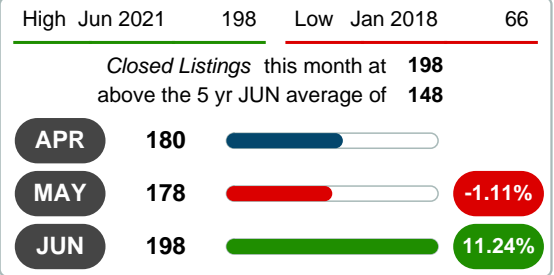


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 148



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	7.58%	5.0	4	11	0	0
\$125,001 - \$175,000	32	16.16%	3.0	1	27	4	0
\$175,001 - \$200,000	21	10.61%	3.0	0	19	2	0
\$200,001 - \$250,000	46	23.23%	3.0	2	32	12	0
\$250,001 - \$325,000	38	19.19%	4.5	2	15	19	2
\$325,001 - \$400,000	23	11.62%	5.0	2	10	9	2
\$400,001 and up	23	11.62%	3.0	0	9	8	6
Total Closed Units	198			11	123	54	10
Total Closed Volume	52,596,594	100%	3.0	2.02M	28.63M	17.50M	4.45M
Median Closed Price	\$238,700			\$245,000	\$207,000	\$272,000	\$423,563

June 2021



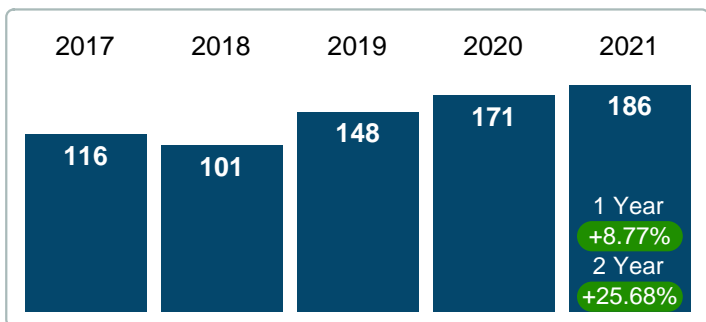
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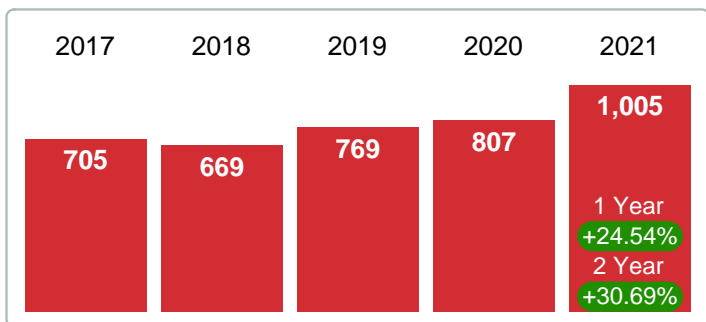
PENDING LISTINGS

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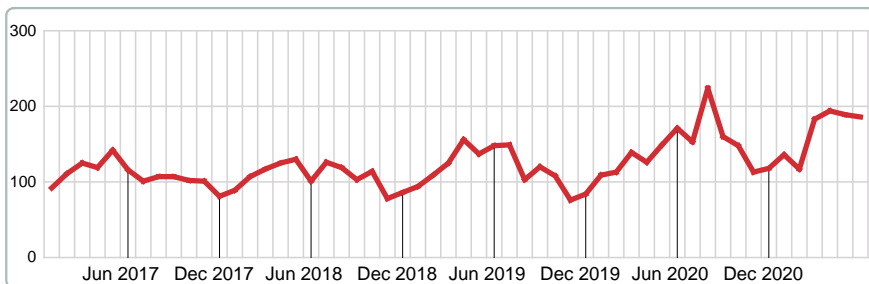
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

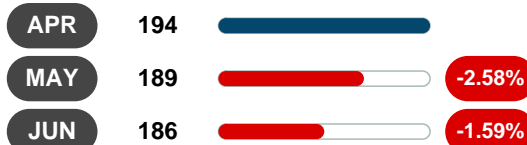


3 MONTHS

5 year JUN AVG = 144

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **186**
above the 5 yr JUN average of **144**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	6.45%	7.5	7	5	0	0
\$125,001 - \$175,000	29	15.59%	7.0	2	23	4	0
\$175,001 - \$200,000	26	13.98%	3.0	0	19	7	0
\$200,001 - \$250,000	39	20.97%	4.0	0	27	11	1
\$250,001 - \$300,000	32	17.20%	5.0	0	18	14	0
\$300,001 - \$400,000	26	13.98%	0.0	0	10	14	2
\$400,001 and up	22	11.83%	5.0	0	6	10	6
Total Pending Units	186			9	108	60	9
Total Pending Volume	47,293,813	100%	4.0	814.00K	25.06M	17.61M	3.80M
Median Listing Price	\$235,750			\$105,000	\$211,361	\$272,958	\$423,444

June 2021



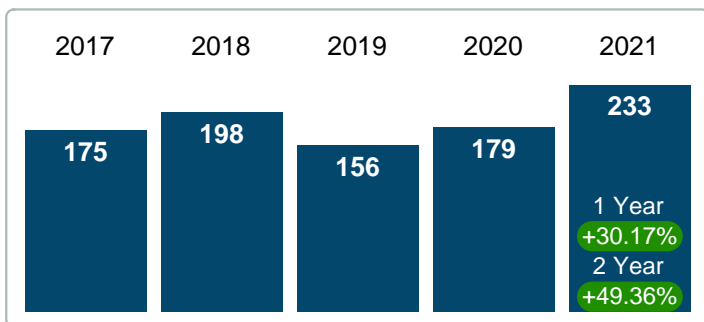
Area Delimited by County Of Wagoner - Residential Property Type



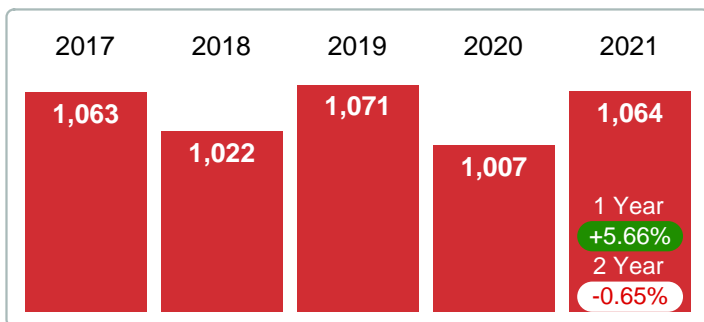
NEW LISTINGS

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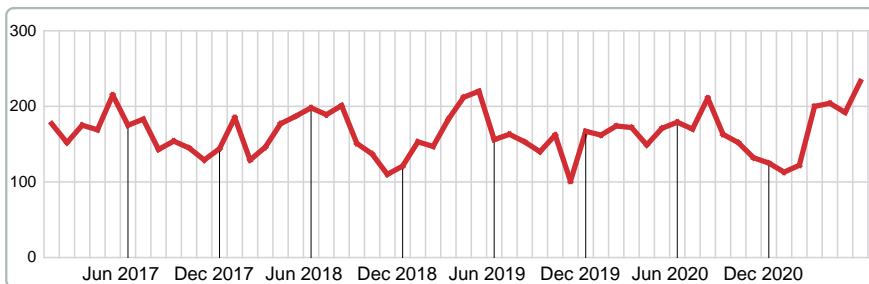
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 188

High Jun 2021 233 Low Nov 2019 101

New Listings this month at 233
above the 5 yr JUN average of 188



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	7.30%	11	5	0	1
\$125,001 - \$175,000	28	12.02%	1	23	4	0
\$175,001 - \$200,000	30	12.88%	2	20	8	0
\$200,001 - \$275,000	68	29.18%	0	45	22	1
\$275,001 - \$325,000	37	15.88%	0	18	19	0
\$325,001 - \$400,000	22	9.44%	0	9	10	3
\$400,001 and up	31	13.30%	0	10	12	9
Total New Listed Units	233		14	130	75	14
Total New Listed Volume	65,441,263	100%	1.44M	34.91M	22.66M	6.43M
Median New Listed Listing Price	\$249,631		\$113,750	\$227,700	\$288,029	\$431,722

June 2021



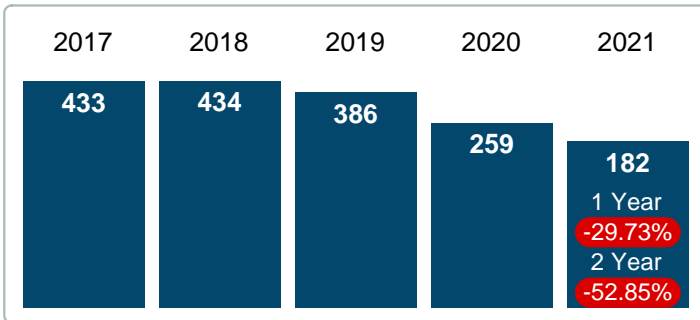
Area Delimited by County Of Wagoner - Residential Property Type



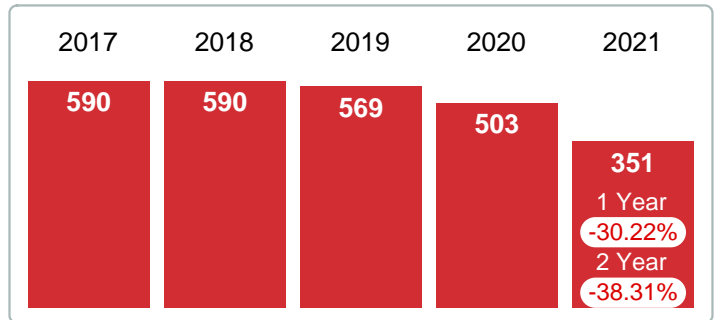
ACTIVE INVENTORY

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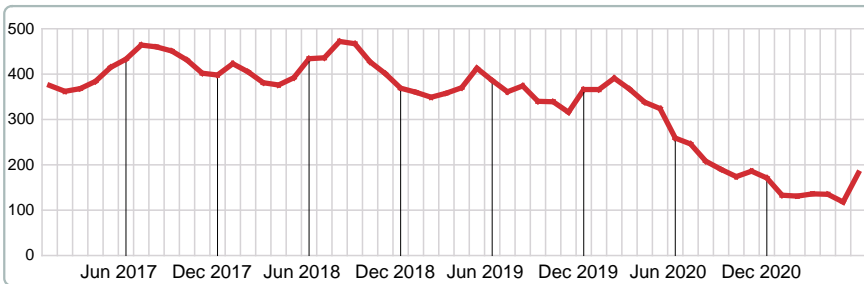
END OF JUNE



ACTIVE DURING JUNE

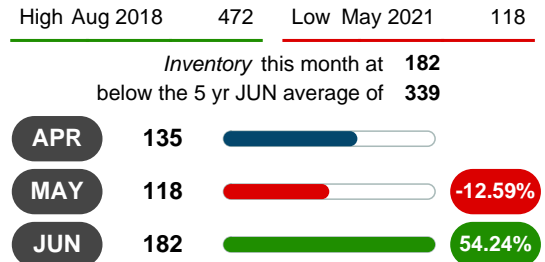


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 339



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	16	8.79%	40.0	10	5	0	1
\$100,001 - \$175,000	21	11.54%	16.0	3	13	4	1
\$175,001 - \$250,000	31	17.03%	19.0	5	18	7	1
\$250,001 - \$325,000	43	23.63%	11.0	0	24	19	0
\$325,001 - \$375,000	25	13.74%	17.0	1	12	10	2
\$375,001 - \$450,000	25	13.74%	77.0	0	11	12	2
\$450,001 and up	21	11.54%	42.0	1	8	7	5
Total Active Inventory by Units	182			20	91	59	12
Total Active Inventory by Volume	57,215,389	100%	19.5	2.98M	26.59M	21.71M	5.94M
Median Active Inventory Listing Price	\$295,000			\$111,000	\$276,775	\$324,940	\$414,331

June 2021



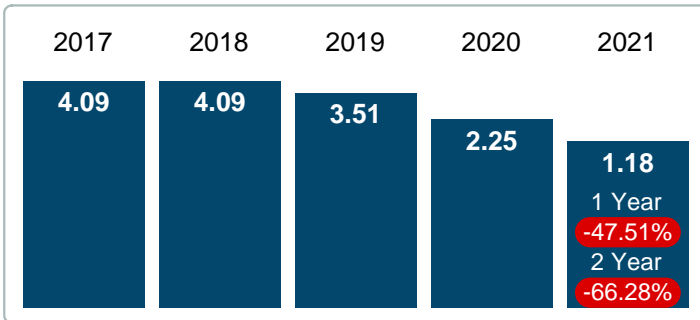
Area Delimited by County Of Wagoner - Residential Property Type



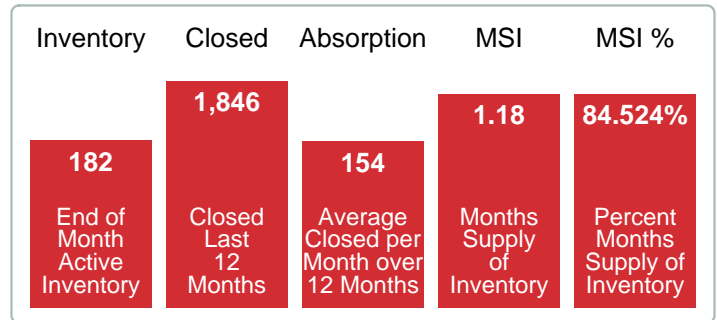
MONTHS SUPPLY of INVENTORY (MSI)

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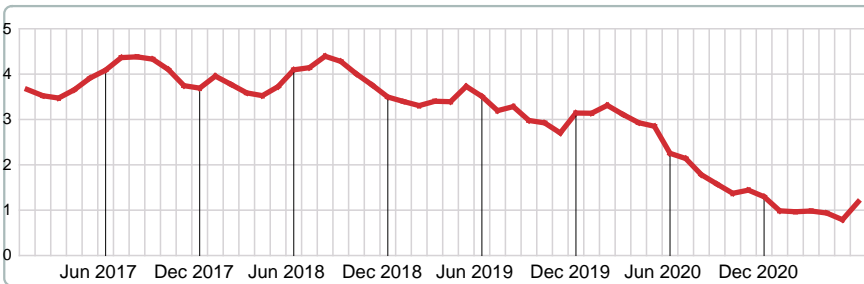
MSI FOR JUNE



INDICATORS FOR JUNE 2021

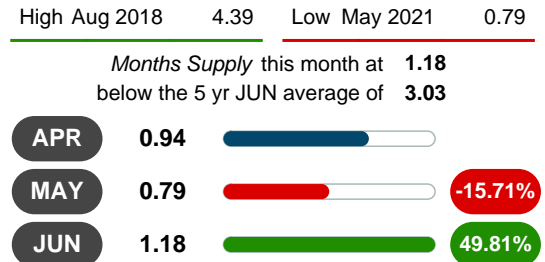


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.03



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	16	8.79%	1.70	2.93	0.92	0.00	0.00
\$100,001 - \$175,000	21	11.54%	0.55	1.57	0.41	0.94	6.00
\$175,001 - \$250,000	31	17.03%	0.55	10.00	0.45	0.47	1.00
\$250,001 - \$325,000	43	23.63%	1.73	0.00	2.00	1.75	0.00
\$325,001 - \$375,000	25	13.74%	2.54	6.00	2.44	2.61	2.18
\$375,001 - \$450,000	25	13.74%	3.13	0.00	3.88	2.94	2.00
\$450,001 and up	21	11.54%	2.71	0.00	4.80	1.58	3.00
Market Supply of Inventory (MSI)			1.18	2.96	0.93	1.38	1.97
Total Active Inventory by Units		100%	182	20	91	59	12

June 2021



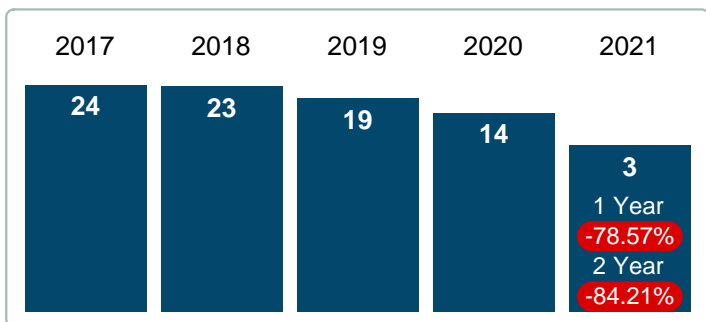
Area Delimited by County Of Wagoner - Residential Property Type



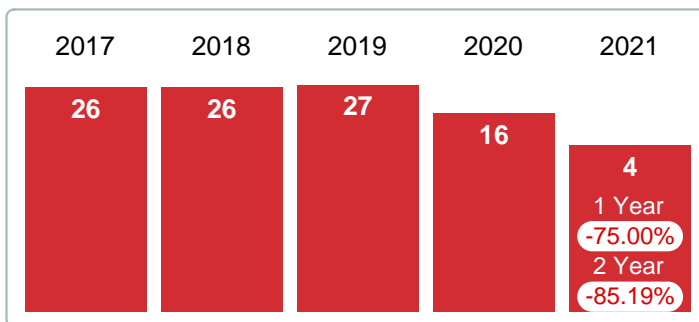
MEDIAN DAYS ON MARKET TO SALE

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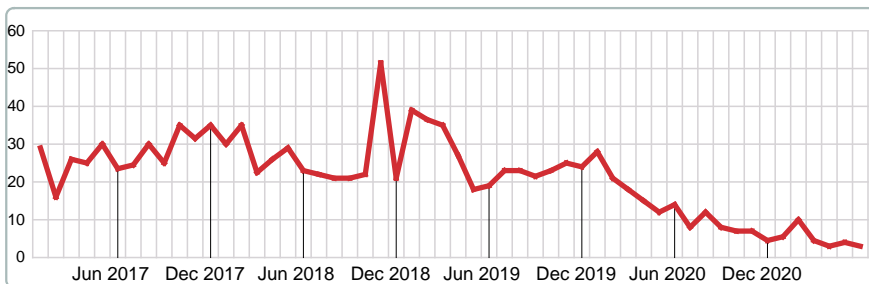
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

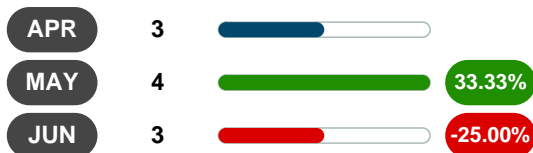


3 MONTHS

5 year JUN AVG = 17

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 3 below the 5 yr JUN average of 17



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7.58%	5	2	25	0	0
\$125,001 - \$175,000	16.16%	3	1	3	5	0
\$175,001 - \$200,000	10.61%	3	0	3	5	0
\$200,001 - \$250,000	23.23%	3	7	3	4	0
\$250,001 - \$325,000	19.19%	5	9	11	1	61
\$325,001 - \$400,000	11.62%	5	30	5	3	17
\$400,001 and up	11.62%	3	0	3	4	3
Median Closed DOM		3	7	3	3	5
Total Closed Units	100%	3.0	11	123	54	10
Total Closed Volume			2.02M	28.63M	17.50M	4.45M

June 2021



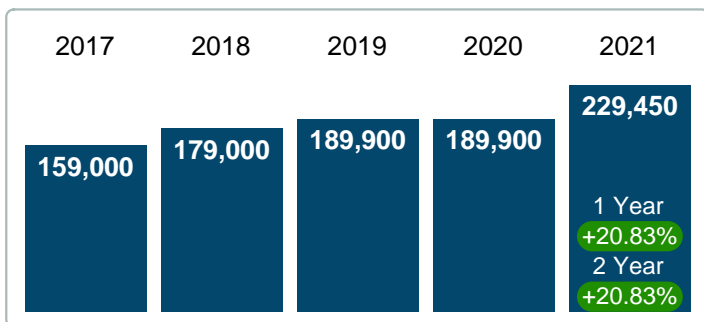
Area Delimited by County Of Wagoner - Residential Property Type



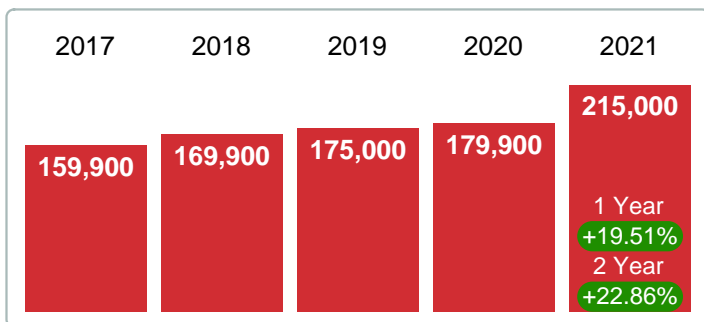
MEDIAN LIST PRICE AT CLOSING

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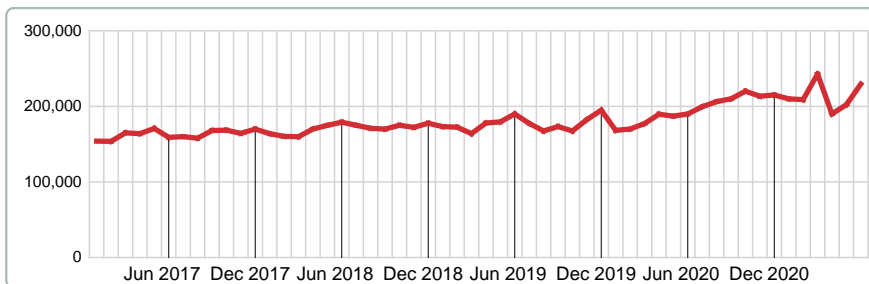
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

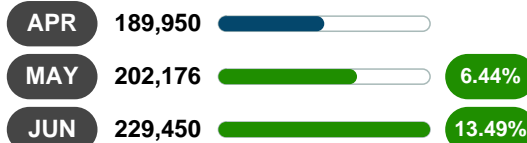


3 MONTHS

5 year JUN AVG = 189,450

High Mar 2021 242,783 Low Feb 2017 153,700

Median List Price at Closing this month at **229,450**
above the 5 yr JUN average of **189,450**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.08%	77,450	15,000	83,700	0	0
\$125,001 - \$175,000	16.67%	160,000	170,000	161,000	157,500	0
\$175,001 - \$200,000	12.12%	189,305	0	186,218	192,500	0
\$200,001 - \$250,000	20.71%	225,000	225,000	222,250	231,000	0
\$250,001 - \$325,000	18.69%	293,400	289,000	297,500	291,850	320,450
\$325,001 - \$400,000	12.12%	355,000	370,000	357,500	359,999	337,500
\$400,001 and up	11.62%	485,000	0	499,000	510,000	450,000
Median List Price		229,450	225,000	206,451	275,850	412,563
Total Closed Units	100%	229,450	11	123	54	10
Total Closed Volume			2.20M	28.36M	17.44M	4.47M

June 2021



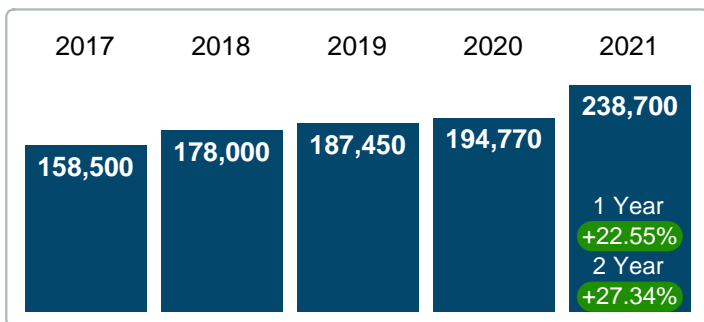
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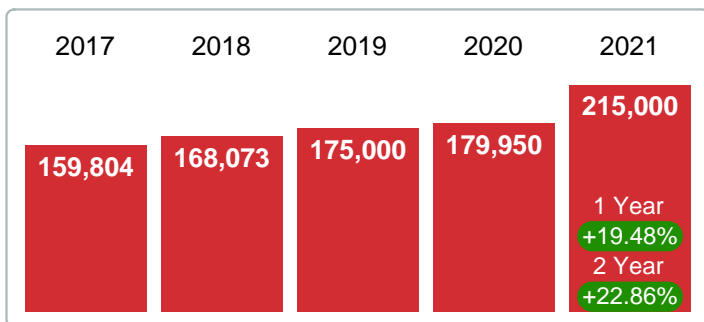
MEDIAN SOLD PRICE AT CLOSING

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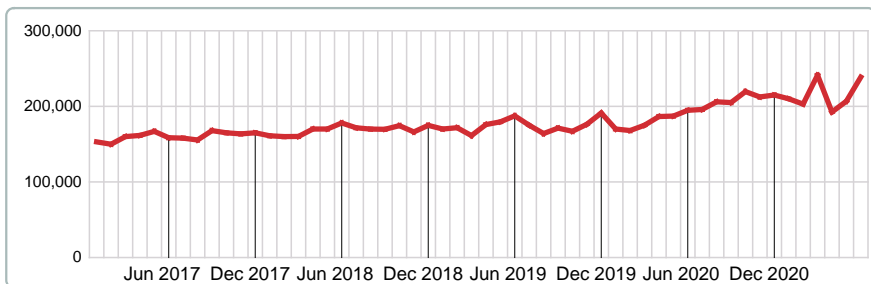
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

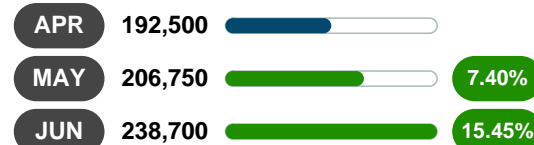


3 MONTHS

5 year JUN AVG = 191,484

High Mar 2021 241,289 Low Feb 2017 149,883

Median Sold Price at Closing this month at **238,700**
above the 5 yr JUN average of **191,484**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	7.58%	65,000	12,000	80,000	0	0
\$125,001 - \$175,000	32	16.16%	158,000	170,000	160,000	148,000	0
\$175,001 - \$200,000	21	10.61%	191,000	0	192,244	186,855	0
\$200,001 - \$250,000	46	23.23%	229,500	245,000	227,250	228,750	0
\$250,001 - \$325,000	38	19.19%	289,425	296,000	296,000	277,000	322,500
\$325,001 - \$400,000	23	11.62%	350,000	340,000	362,588	366,000	335,500
\$400,001 and up	23	11.62%	461,000	0	460,000	517,500	450,500
Median Sold Price			238,700	245,000	207,000	272,000	423,563
Total Closed Units		100%	198	11	123	54	10
Total Closed Volume			52,596,594	2.02M	28.63M	17.50M	4.45M

June 2021



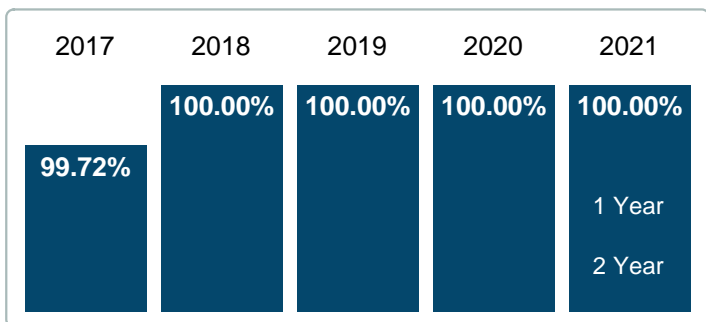
Area Delimited by County Of Wagoner - Residential Property Type



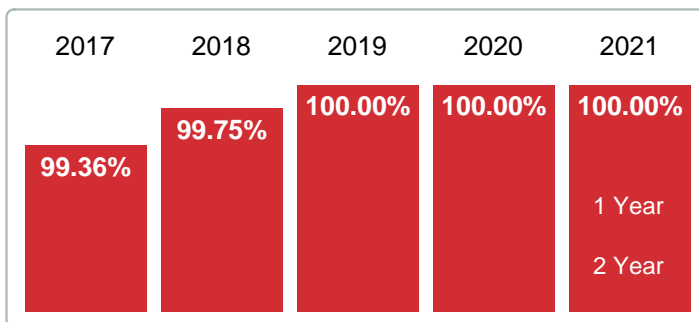
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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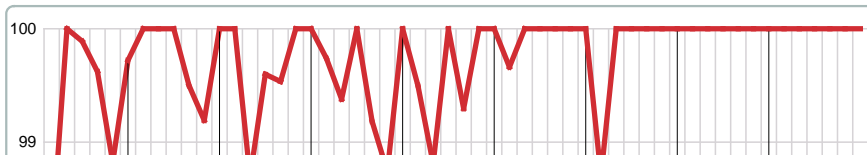
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.94%

High Jun 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 99.94%

APR 100.00%
MAY 100.00%
JUN 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	7.58%	85.42%	80.00%	92.62%	0.00%	0.00%
\$125,001 - \$175,000	32	16.16%	100.00%	100.00%	100.00%	97.27%	0.00%
\$175,001 - \$200,000	21	10.61%	102.92%	0.00%	103.30%	97.44%	0.00%
\$200,001 - \$250,000	46	23.23%	101.88%	84.78%	102.07%	101.02%	0.00%
\$250,001 - \$325,000	38	19.19%	100.00%	105.89%	100.00%	100.00%	100.67%
\$325,001 - \$400,000	23	11.62%	100.00%	88.45%	100.00%	100.00%	99.40%
\$400,001 and up	23	11.62%	100.00%	0.00%	100.00%	101.05%	101.19%
Median Sold/List Ratio		100.00%		85.42%	100.00%	100.00%	100.11%
Total Closed Units		198	100%	11	123	54	10
Total Closed Volume		52,596,594		2.02M	28.63M	17.50M	4.45M

June 2021



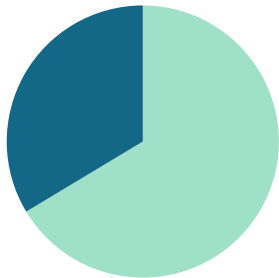
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

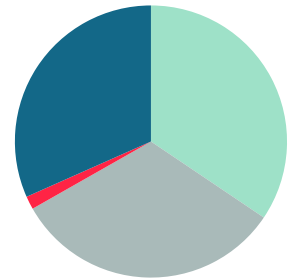


Inventory
 New Listings
233 = 66.38%
 Start Inventory
118
 Total Inventory Units
351
 Volume
\$101,995,769

Market Activity

Closed Sales
198 = 34.43%
 Pending Sales
186 = 32.35%
 Other Off Market
9 = 1.57%
 Active Inventory
182 = 31.65%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	145	198	36.55%	650	913	40.46%
Pending Sales	171	186	8.77%	807	1,005	24.54%
New Listings	179	233	30.17%	1,007	1,064	5.66%
Median List Price	189,900	229,450	20.83%	179,900	215,000	19.51%
Median Sale Price	194,770	238,700	22.55%	179,950	215,000	19.48%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	3.00	-78.57%	16.00	4.00	-75.00%
Monthly Inventory	259	182	-29.73%	259	182	-29.73%
Months Supply of Inventory	2.25	1.18	-47.51%	2.25	1.18	-47.51%

Absorption: Last 12 months, an Average of **154** Sales/Month

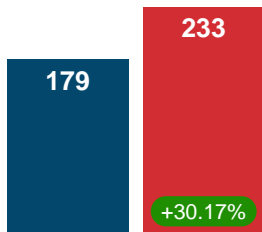
Inventory on June 30, 2021 = **182**

2020 **2021**

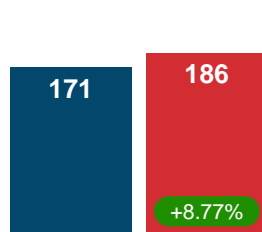
JUNE MARKET

MEDIAN PRICES

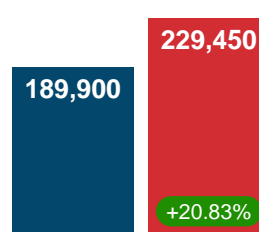
New Listings



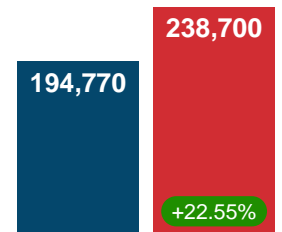
Pending Listings



List Price



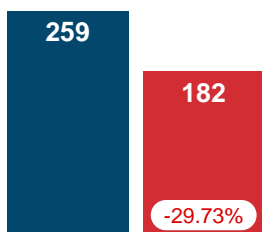
Sale Price



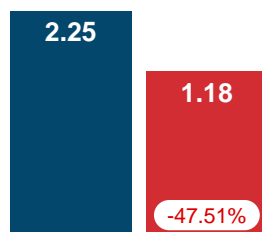
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

